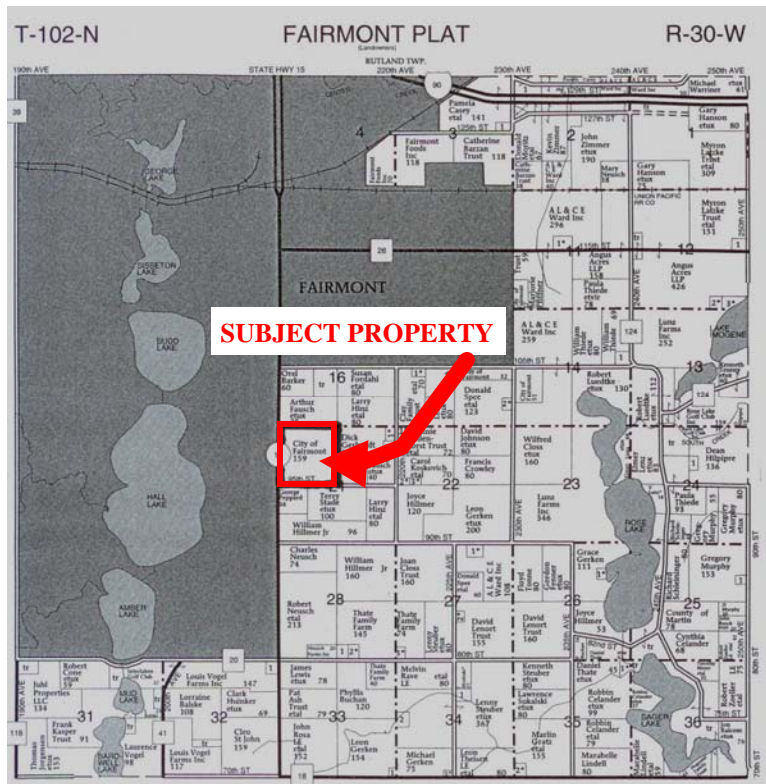


MARTIN COUNTY, MINNESOTA

163.32 ACRES +/- EVENING LAND AUCTION

THURSDAY - MARCH 24, 2011 @ 6:30 P.M.

**SALE LOCATION: CITY HALL COUNCIL CHAMBERS
100 DOWNTOWN PLAZA, FAIRMONT, MINNESOTA**



LEGAL DESCRIPTION

The Northwest Quarter (NW 1/4) Section 21, Township 102 North Range 30 West of the Fifth Principal Meridian (Fairmont Township, Martin County, Minnesota)

(EXCEPTING HIGHWAY)

Containing 163.32 total acres more or less.

Additional Information

163.2 Tillable Acres per F.S.A.

Crop Productivity Index 89.9 (underlying soils)

No real estate taxes due and payable in 2011.



AUCTION SALE TERMS: The successful *Buyer(s)* at the conclusion of the auction will enter into a Purchase Agreement & shall make a 20% NON-refundable earnest money down-payment the day of the auction. The sale will **NOT** be contingent upon any *Buyer(s)* financing. The unpaid balance shall be due and payable in full on or before April 7, 2011, when clear title is given. The *Buyer(s)* will have possession for farming/operating for the 2011 crop year and thereafter. Property being sold "AS IS" and is subject to any other easements including road, drainage, utility or other easements of record and the *Buyer(s)* are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the *Sellers* approval. Any statements made at the auction may take precedence over any printed information.

AUCTIONEER'S NOTE: This is a rare opportunity to purchase Martin County bare farm land. The location is excellent lying adjacent to U.S. Highway #15 and the City of Fairmont. This farm also has it's own private drainage tile outlet. A complete informational booklet can be picked up at our office located at 117 North Main Street, Fairmont, Minnesota, or we would be happy to mail one to you. You can also view the information on our website. We look forward to seeing you at the auction.

www.auctioneeralley.com

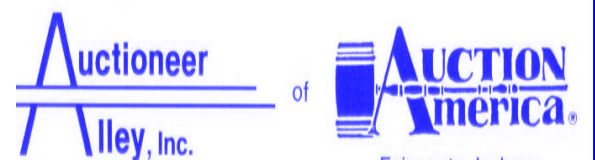
CITY OF FAIRMONT, OWNERS

AUCTIONEERS

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